018.0	0004	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	797,300 / 797,300
					USE VALUE:	797,300 / 797,300
					ASSESSED:	797,300 / 797,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
62		PRINCETON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HEGARTY JANET MARIE/ TRUSTEE
Owner 2:	HEGARTY REALTY TRUST
Owner 3:	
Street 1:	62 PRINCETON ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HEGARTY JANET M -
Owner 2:	-
Street 1:	62 PRINCETON ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .133 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1939, having primarily Vinyl Exterior and 1833 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5781.000	292,900		504,400	797,300
Total Card	0.133	292,900		504,400	797,300
Total Parcel	0.133	292,900		504,400	797,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 435.09 /Parcel: 435.09

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 12818

GIS Ref

GIS Ref

Insp Date 11/29/17

!1529!

PREVIOUS ASSESSMENT

Parcel ID 018.0-0004-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	292,900	0	5,781.	504,400	797,300		Year end	12/23/2021
2021	101	FV	284,600	0	5,781.	504,400	789,000		Year End Roll	12/10/2020
2020	101	FV	284,700	0	5,781.	504,400	789,100	789,100	Year End Roll	12/18/2019
2019	101	FV	216,500	0	5,781.	652,800	869,300	869,300	Year End Roll	1/3/2019
2018	101	FV	216,500	0	5,781.	415,400	631,900	631,900	Year End Roll	12/20/2017
2017	101	FV	216,500	0	5,781.	379,800	596,300	596,300	Year End Roll	1/3/2017
2016	101	FV	216,500	0	5,781.	308,600	525,100	525,100	Year End	1/4/2016
2015	101	FV	207,900	0	5,781.	308,600	516,500	516,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:07:53

LAST REV

Date	Time
03/29/19	09:39:13
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1529

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HEGARTY JANET M	1416-87		5/29/2012	Convenience	1	No	No		
	1073-85		9/1/1990		270,000	No	No		Y

USER DEFINED

Prior Id # 1:	12818
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2017	Inspected	BS	Barbara S
11/17/2017	MEAS&NOTICE	BS	Barbara S
2/14/2009	Meas/Inspect	294	PATRIOT
5/4/2006	Inspected	BR	B Rossignol
11/6/1999	Inspected	263	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	243	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5781		Sq. Ft.	Site		0	85.	1.03	2									504,417						504,400	

Total AC/HA: 0.13271 | Total SF/SM: 5781 | Parcel LUC: 101 One Family | Prime NB Desc KEL/MANOR | Total: 504,417 | Spl Credit | Total: 504,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.29004872
Const Adj.:	0.98549062
Adj $ / SQ:	177.986
Other Features:	75643
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	424428
Depreciation:	131573
Depreciated Total:	292855

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

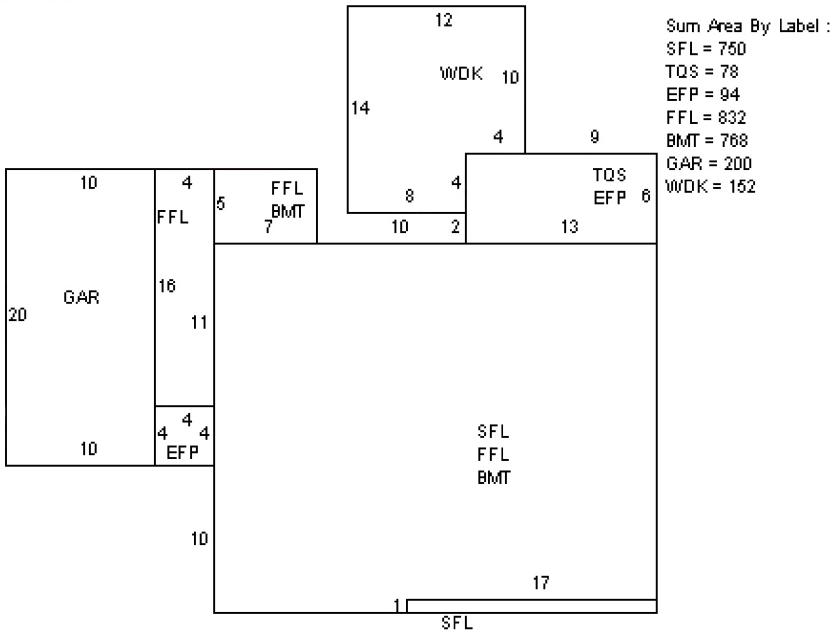
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	177.99
Special Features:	0	Val/Su Net:	102.59
Final Total:	292900	Val/Su SzAd	178.54

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	832	177.990	148,085
BMT	Basement	768	57.670	44,289
SFL	Second Floor	750	177.990	133,490
GAR	Garage	200	27.100	5,420
WDK	Deck	152	12.400	1,884
EFP	Enclos Porch	94	55.370	5,205
TQS	3/4 Story	59	177.990	10,412
	Net Sketched Area:	2,855	Total:	348,785
Size Ad	1640.5	Gross Area	2874	FinArea 1833

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

018.0-0004-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	